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Lansdown Crescent, Lansdown, GL50 2NG

Guide Price £160,000



Lansdown Crescent

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Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- No Onward Chain
- Grade II Listed Regency Building
- Split-Level Ground Floor Apartment
- Bright Sitting Room And Separate Kitchen/Dining Room
- Generous Double Bedroom with Built-In Wardrobe
- First-Come-First-Served Parking And Permit Parking Available Nearby





A well-presented ground floor split-level apartment set within an impressive Grade II listed building in the highly regarded Lansdown district of Cheltenham. This charming one-bedroom home offers generous ceiling heights, sash windows, and a bright, characterful layout arranged over two floors. Ideally positioned for easy access to Montpellier, Cheltenham town centre, and the mainline railway station, it is offered with no onward chain and would make an excellent first home, pied-à-terre, or investment opportunity.

Porch: A private entrance porch leads into the ground floor accommodation, offering a practical space for coats and shoes.

Sitting Room: Located at the front of the building, the sitting room enjoys a tall sash window that provides a lovely outlook and plenty of natural light. This inviting reception space features painted floorboards, room for a sofa and media unit, and stairs rising to the first floor. A door leads through to the kitchen/dining room.

Kitchen/Dining Room: Positioned to the rear of the property, the kitchen/dining room is a bright and social space with a large sash window overlooking communal grounds. The kitchen is fitted with wall and base units, work surfaces, a gas hob with oven below and extractor above, and space for further appliances including a washing machine and dishwasher. There is ample room for a dining table and chairs.

First Floor Landing: The landing provides access to the bedroom and bathroom.

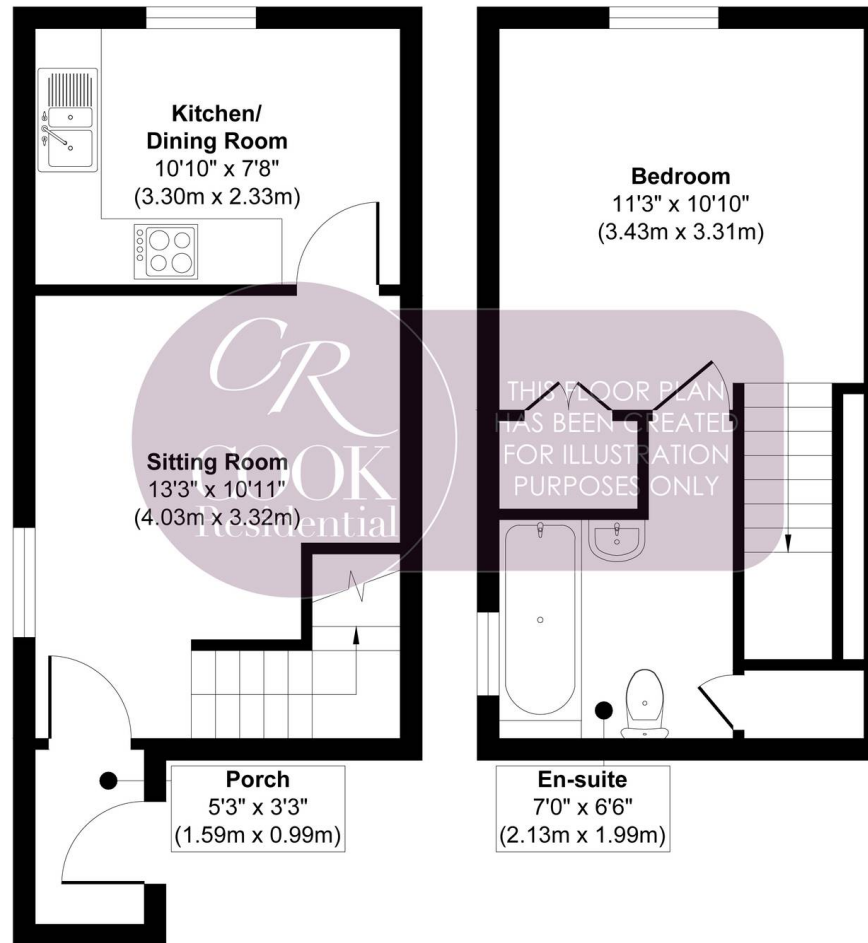
Bedroom: A generous double bedroom situated at the rear of the building and featuring a large sash window, high ceilings, and a built-in double wardrobe with additional storage above. The room offers comfortable proportions for bedroom furniture.

Bathroom: A white suite comprising panelled bath with shower over and glass screen, pedestal wash basin, and WC. There is tiling to splash-prone areas and a sash window providing light and ventilation.

Additional Details:

- **Tenure:** Leasehold with a Share of Freehold
- **Service Charge:** To be confirmed
- **Council Tax:** Band A
- **Parking:** First-come-first-served parking to the front; on-street permit parking available in the vicinity

Location: Lansdown is one of Cheltenham's most desirable areas, known for its elegant Regency architecture and tree-lined avenues. The property is ideally placed for access to Montpellier's boutiques, cafés, and restaurants, as well as Cheltenham Spa railway station and excellent transport links. The town centre, parks, and a range of cultural attractions are all within easy reach, making this a highly convenient and sought-after location.



Ground Floor
Approximate Floor Area
248 sq. ft
(23.12 sq. m)

First Floor
Approximate Floor Area
230 sq. ft
(21.44 sq. m)

Approx. Gross Internal Floor Area 478 sq. ft / 44.56 sq. m
Produced by Elements Property





Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.